

# **Heritage Markham Committee Meeting City of Markham**

**August 13, 2014  
Canada Room, Markham Civic Centre**

## **Minutes**

### **Members**

Councillor Colin Campbell  
Jenny Chau  
Graham Dewar  
Anthony Farr  
David Johnston  
David Nesbitt, Vice-Chair  
Barry Martin, Chair  
Marion Matthias  
Templar Tsang-Trinaistich

### **Regrets**

Councillor Valerie Burke  
Judith Dawson  
Councillor Don Hamilton  
Ronald Waine

### **Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

Barry Martin, Chair, convened the meeting at 7:25 PM by asking for any disclosures of interest with respect to items on the agenda. David Nesbitt assumed the Chair for item #6.

Barry Martin disclosed an interest with respect to Item # 6, 15 Church Lane, by nature of being involved in the proposal, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 10, 174 Main Street, Unionville by nature of being the architect for the applicants, and did not take part in the discussion of or vote on the question of the approval of this matter.

### **1. Approval of Agenda (16.11)**

- A) Addendum Agenda - additional information on agenda items
- B) New Business from Committee Members
  - 5011 Highway 7 East
  - 46 and 48 Main Street North

### **Heritage Markham Recommends:**

That the August 13, 2014 Heritage Markham Committee agenda be approved.

**CARRIED**

**2. Minutes of the July 9, 2014  
Heritage Markham Committee meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Item # 14, Precinct Master Plan: the identification and preservation of heritage properties at 4460, 4470 and 4480 Highway 7, in the Highway 7 Corridor, was added.

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on July 9, 2014 be received and adopted as amended.

CARRIED

**3. Request for Feedback -  
Alternate Location for Jarvis-Fairty House,  
6350 Steeles Avenue, Villages of Fairtree (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
D. Miller, Development Services  
A. Wilson-Peebles, Legal Department

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The Senior Heritage Planner explained the proposed alternate site for the Jarvis-Fairty House. The Committee had indicated a preference to preserve the house on site.

Clay Leibel, representing the applicant, reviewed the proposed relocation and explained the advantages of this alternate site with respect to the lot size and prominence, the woodlot, traffic, density, and potential uses such as a Montessori School.

The Committee noted the impacts from the future widening of Steeles Avenue and the railway separation.

Heritage Markham Recommends:

That Heritage Markham agrees to support the alternate site for the Jarvis-Fairty House within the East Village of the Villages of Fairtree subdivision subject to the owner entering into an agreement with the City, with a suitable financial security, to ensure the heritage building will be protected before and during relocation and development, and restored within a specified time frame, and

That the agreement, financial security and time frame for restoration be negotiated between the owner and the City prior to the final approval of the proposed new site for the heritage house, to the satisfaction of the City Solicitor.

CARRIED

**4. Site Plan Control and Minor Variance Application –  
Proposed On-Site Relocation and Addition to a Heritage House  
3 Franklin Street, Markham Village (16.11)**

File number: SC14 118344 and A/65/14

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner  
R. Punit, Committee of Adjustment

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The Committee received nine written submissions from area property owners, expressing concerns for this proposal.

The Senior Heritage Planner reviewed the proposal for 3 Franklin Street and the Committee's previous support for relocation of the heritage house and construction of an addition. At the July 9, 2014 meeting, the Committee reconsidered this matter with respect to the condition of the foundation and the massing of the addition. Heritage Markham had requested the Committee of Adjustment to defer the variance application until Heritage staff had an opportunity to carry out a site visit. Staff advised that the foundation appears to be in average condition with a low ceiling height.

The applicant has submitted a revised proposal that reduces the GFA ratio to 52.1%. Staff reviewed the frontage, lot size, and variances for the property, and a summary of single detached dwelling sizes in proximity to the subject property. The majority of dwellings/garages are under 3,000 ft<sup>2</sup>.

Russ Gregory, representing the owners, discussed the revised plan and advised that the applicant for the previous proposal is no longer involved. He advised that only two small trees at the back of the dwelling will be removed.

The Committee discussed the open space on the second floor of the heritage house with respect to the impacts on the GFA calculation, the setback, and protection of the mature trees. The Committee suggested reduction of the projection of the addition into the right side yard, lowering the roof slope of the garage portion, and submission of an updated arborists report. Mr. Gregory advised that extensive landscaping is planned, which may mitigate the projection of the addition into the side yard, and agreed to reduce the roof slope of the garage to 10/12 and to provide an updated arborists report.

Photographs were displayed, indicating the proximity of the mature trees on the subject and adjacent properties. Concern was expressed regarding impacts.

The exterior material was discussed. It is currently aluminum cladding, but the underneath material still has to be investigated. Mr. Gregory indicated the addition will likely be clad in horizontal siding.

The Committee discussed the size of the house with respect to the infill by-law in a Heritage District. Mr. Gregory explained the revisions and his opinion that the by-law is no longer appropriate given the current desires and land values.

Alan Meddick, area resident, questioned the 'minor' nature of the variances.

Charlotte Wilson, area resident, expressed concern for the precedent that may be set for larger houses and reduced green space.

Ruth Winterfield, area resident, and speaking on behalf of other residents, spoke of their concern for setting a precedent and the impacts on the character of the neighbourhood.

An unidentified speaker questioned the GFA ratio reduction being proposed.

Karen Rea suggested the addition be reduced in size to comply with the zoning by-law.

The general consensus was that the 45% GFA ratio should be maintained. The Committee and Mr. Gregory had lengthy discussions about how to proceed. The owner was in attendance and agreed to a deferral, expressing a willingness to work with the Committee. Mr. Gregory agreed to the recommendations and requested an Architectural Review Sub-Committee review be arranged.

Heritage Markham Recommends:

That Heritage Markham defer the consideration of Site Plan Control and Minor Variance Applications for 3 Franklin Street, Markham Village, to the September, 2014 Heritage Markham meeting, to allow the applicant to submit a revised proposal including complete drawings, streetscape plan, materials, and an updated arborists report; and

That the revised plan be reviewed by the Architectural Review Sub-Committee prior to the September Heritage Markham meeting.

CARRIED

**5. Site Plan Control and Minor Variance Application –  
Proposed Semi-Detached**

**36 George Street, Markham Village (16.11)**

File number: SC14 114518 and A/92/14

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

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The Manager of Heritage Planning introduced the proposed semi-detached dwelling for 36 George Street and reviewed the previous discussions by the Committee. Outstanding issues include retaining tree preservation, deficient driveway width, and the neighbours'

preference for a linked foundation as opposed to a traditional semi-detached design. The Chief Building Official has advised that the linked foundation, as proposed, cannot be approved as a semi-detached dwelling.

Russ Gregory, architect, and Mr. and Mrs. Globocki, applicants, were in attendance. Mr. Gregory suggested that a single dwelling option would create a 4100 ft<sup>2</sup> structure that would be too large for the streetscape, and suggested a severance may be a solution.

Photographs of the mature trees on the property were displayed and discussed.

Phil Taylor, adjacent neighbour, advised that he has worked out a solution with the applicant for the preservation of the trees, and he does not support a large joined semi-detached building.

Mrs. Globocki provided an update on the revised driveway width and tree preservation. The arborists report has been submitted and indicates only three of the existing 38 trees will be removed. Mrs. Globocki advised that the other adjacent owner is only concerned about tree preservation and they have worked out a satisfactory solution. Mr. Globocki indicated they did not want to build one large single family dwelling on the lot, and wanted to keep the buildings smaller to fit into the character of the neighbourhood.

The house and lot sizes were clarified for the current proposal (2750 and 2800 plus garages) and for a potential severance. The Committee suggested the designer work with the CBO to achieve an acceptable plan for a semi-detached unit. This may require the driveways to be located along the property sides, and a common wall with staggered rooflines and other design options.

Carolina Moretti spoke in support of the deferral and suggested that the Committee provide some direction to the applicant regarding a severance, or one large dwelling, or 2 staggered houses.

Staff reviewed the arborists report and the Urban Design staff recommendations regarding tree preservation identifying the key trees to be retained. Design options for two joined houses were also discussed.

The Committee indicated some support for a severance, perhaps with smaller dwelling units, pending examination of an actual proposal.

#### Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing house at 36 George St.; and,

That the proposal for a semi-detached building located at 36 George St. be deferred to the September 2014, Heritage Markham meeting, to allow the applicant to consider options; and,

That any revised plan be reviewed by the Architectural Review Sub-Committee prior to the September Heritage Markham meeting.

CARRIED

- 6. Heritage Permit Applications -**  
**Delegated Approvals: Heritage Permits**  
**15 Church Lane, Thornhill**  
**8985 Woodbine Avenue, Buttonville**  
**206 Main Street Unionville**  
**80 Main Street North, Markham Village**  
**20 George Street, Markham Village**  
**121 Main Street North, Markham Village**  
**179 Main Street North, Markham Village**

File numbers: HE 14 124237

HE 14 125816

HE 14 126553

HE 14 123058

HE 14 123827

HE 14 124240

HE 14 124784

Extracts: R. Hutcheson, Manager of Heritage Planning

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David Nesbitt assumed the Chair for this item.

Barry Martin disclosed an interest with respect to Item # 6, 15 Church Lane, by nature of being involved in the proposal, and did not take part in the discussion of or vote on the question of the approval of this matter.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**7. Building or Sign Permit Applications -  
Delegated Approvals: Building and Sign Permits  
25 Main Street North, Markham Village  
4561 Highway 7 East, Unionville (16.11)**

File number: 14 121666 SP

14 126631 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**8. Site Plan Control Application -  
Modifications to Existing Detached Garage  
124 Main Street, Unionville (16.11)**

File number: SC 14 124486

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Project Planner

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Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed modifications to the existing garage at 124 Main Street subject to the applicant obtaining site plan approval and entering into a site plan agreement.

CARRIED

**9. Site Plan Control Application -  
Addition to a Heritage House  
20 George Street, Markham Village (16.11)**

File number: SC 14 117741

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Project Planner

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Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed addition to 20 George Street subject to the applicant minimizing the impact on mature vegetation/trees, obtaining site plan approval and entering into a site plan agreement; and,

That Heritage Markham has no objection to any possible variances require to implement the project.

CARRIED

**10. Committee of Adjustment –  
Variance Application Proposal for a Commercial School  
174 Main Street, Unionville (16.11)**

File number: SC 14 117741

Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Punit, Committee of Adjustment

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David Johnston disclosed an interest with respect to Item # 10, 174 Main Street, Unionville by nature of being the architect for the applicants, and did not take part in the discussion of or vote on the question of the approval of this matter.

Heritage Markham Recommends:

That Heritage Markham has no comment on the proposed amendment to permit a commercial school.

CARRIED

**11. Information -  
Canada Post – Community Mailboxes (16.11)**

File number: SC 14 117741

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Committee discussed concerns that Canada Post may not be exempt from the Ontario Heritage Act regulations, and suggested a legal opinion could be obtained.

Heritage Markham Recommends:

That Heritage Markham requests staff to report back on the preferred design and location of the Community Mailboxes.

CARRIED

**12. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Summer 2014 (selected pages)
- b) Berczy Settlers Association: Newsletter, Summer 2014 (selected pages)
- c) The National Trust- Heritage Canada Top 10 Endangered Places
- d) Ontario Heritage Trust- Young Heritage Leaders Program

CARRIED



**13. Site Plan Control Application -  
Deviations from Approved Elevations  
16 and 18 James Scott Road, Markham Village (16.11)**

File number: SC 13 113336  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

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The Manger of Heritage Planning provided an overview of the as-built deviations from the approved elevations with respect to windows and the requested changes to the veranda posts.

Mr. DiMartino, owner, was in attendance. Photos were displayed of a house on the same street using the proposed design changes.

The Committee expressed concern for variations to approved plans that do not comply with the site plan agreement, and due to the fact that the work was undertaken without any approvals. It was noted that any penalties involving the Letter of Credit would be at the discretion of Council.

Heritage Markham Recommends:

That Heritage Markham has no objection to the deviations from the approved elevations for the windows only, requested by the applicant, provided that the applicant submits revised elevations reflecting the deviations to the satisfaction of Heritage Section staff; and,

That the deviations from the approved elevations for the stonework on the bottom of the veranda posts, requested by the applicant, be delegated to Heritage Section staff.

CARRIED

**14. Heritage Permit Application -  
Community Mailbox to Serve Ten Commercial Businesses  
8 Dublin Street, Markham Village (16.11)**

File number: HE 14 123623  
Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manger of Heritage Planning explained the proposed location of the community mailboxes for 60 Main Street, on Dublin Street. The property owner of 60 Main Street prefers that it not be located on their property.

Heritage Markham Recommends:

That Heritage Markham requires the Community Mailbox unit for the commercial properties at 60 Main Street North to be accommodated within the property boundaries of the development; and,

That Canada Post should secure any necessary approvals or feedback from City departments.

CARRIED

**15. Information -  
Doors Open Markham 2014-  
Minutes of July 7 and July 22, 2014 Meetings (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**16. New Business  
5011 Highway 7 East**

Extracts: R. Hutcheson, Manager of Heritage Planning

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It was noted that recent repair work on the building at 5011 Highway 7 East has caused the chimney to collapse. Staff advised that the building is listed in the Heritage Register, but the chimney is not a heritage feature. Staff will contact the owners to determine their intentions.

**17. New Business  
46 and 48 Main Street North**

Extracts: R. Hutcheson, Manager of Heritage Planning

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It was noted by a Committee member that the foundation of the historic building at 48 Main Street North is weak and concern was expressed for the impact of truck traffic from pending construction related to 46 Main Street North. Staff advised that a structural geotechnical analysis has been requested, and measures will be taken to deal with the impacts of truck traffic.

**Adjournment**

The Heritage Markham Committee meeting adjourned at 10:45 PM.